



## Coppice Farm Cottage Redpale, Dallington, Heathfield, TN21 9NR

£1,850 Per month

- Detached Character Cottage in Idyllic Rural Location
- Double Aspect Sitting Room
- Ample Parking
- EPC E - 50
- Two Double Bedrooms & Connecting Study/Hobby Room
- Large Extension/Conservatory with Views
- Good Size Private Garden
- En-Suite Shower Room & Family Bathroom
- Fitted Kitchen
- Available July

# Coppice Farm Cottage Redpale, Heathfield TN21 9NR

A stunning rural detached cottage in the heart of an area of outstanding natural beauty, adjoining surrounding farmland.



Council Tax Band: E



Approached via a private driveway and situated in the most idyllic rural location, this (rarely available) pretty detached cottage is available to let.

The cottage offers well presented and spacious accommodation comprising a sitting room with inglenook fireplace housing a large wood burning stove and dual aspect windows giving views across the gardens and farmland beyond. The fully fitted kitchen has plenty of light coloured base and eye level storage cupboards, wood work surfaces and a butler style sink, fridge freezer and washing machine. The door leads from the kitchen to the utility area and bathroom/WC beyond. There is a large conservatory offering lovely views over the garden and adjacent farmland.

Upstairs there are two double bedrooms, an en-suite shower room to the main bedroom and a further room suitable for a study/office or hobby room.

Outside is a large private garden surrounding the cottage adjoining farmland and ample parking.

Viewing this cottage is strongly recommended. A wonderful property that really does need to be seen to be fully appreciated.

Available from July, unfurnished. Long term let offered.

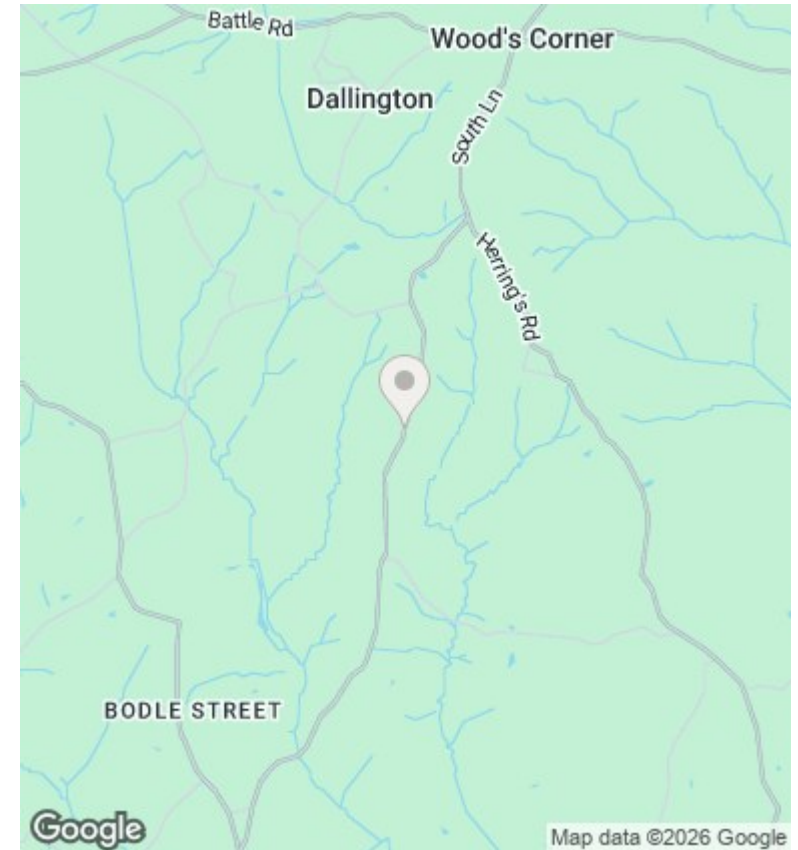
NB. The rental price includes water and sewerage charges.

## Viewings

Viewings by arrangement only. Call 01825 701 030 to make an appointment.

## Council Tax Band

E



| Energy Efficiency Rating                           |  | Current                 | Potential   |
|--|--|-------------------------|-------------|
| <i>Very energy efficient - lower running costs</i> |  |                         |             |
| (92 plus) <b>A</b>                                 |  |                         | <b>100+</b> |
| (81-91) <b>B</b>                                   |  |                         |             |
| (69-80) <b>C</b>                                   |  |                         |             |
| (55-68) <b>D</b>                                   |  |                         |             |
| (39-54) <b>E</b>                                   |  | <b>50</b>               |             |
| (21-38) <b>F</b>                                   |  |                         |             |
| (1-20) <b>G</b>                                    |  |                         |             |
| <i>Not energy efficient - higher running costs</i> |  |                         |             |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |             |